

DATE:

TO: FAROLL HAMER, DIRECTOR, PLANNING & ZONING

FROM: DAVID BAKER, CHAIRMAN, BEAUREGARD REZONING ADVISORY GROUP

SUBJECT: IMPLEMENTATION OF THE BEAUREGARD SMALL AREA PLAN

ISSUE: Completion of the June 26, 2012 directive and the additional November 17, 2012 directive to the Beauregard Rezoning Advisory Group by City Council.

RECOMMENDATION:

On behalf of the eleven-member Beauregard Rezoning Advisory Group, I am forwarding the recommendations of the Advisory Group regarding the implementation of the Beauregard Small Area Plan.

The Beauregard Rezoning Advisory Group finds that the Beauregard Design Standards and Guidelines and the Transportation Alternatives Report are consistent with the intent of the Beauregard Small Area Plan.

In addition, the Advisory Group finds that the remaining Beauregard Small Area Plan recommendations will be addressed within the CDD Zoning, CDD Conditions and/or subsequent development special use permit approvals (Attachment 5).

The Advisory Group recommends that the following be incorporated as part of the CDD zoning and/or Design Standards and Guidelines and/or future actions by the Planning Commission or City Council as outlined below.

1. A new CDD condition should be added within the Adams Neighborhood conditions, which should state:

As part of the development special use permit process, any Applicant(s) within the Adam Neighborhood shall consider the following in order to lessen the impacts on the existing adjoining residential neighborhoods. The following shall be evaluated as part of the development special use permit process in consultation with the adjoining residential neighborhoods:

- a) The location of the parallel road shall be examined in order to minimize impacts on the adjoining residential neighborhoods.
- b) Examine reassigning traffic from the parallel road to lessen impacts on the adjoining residential neighborhoods. The examination shall include, but not be limited to, consideration of shifting traffic to the internal street.

- c) Any road adjacent to the adjoining residential neighborhoods shall be designed to minimize vehicular speed and volume and the surface of the road shall include a material to reduce noise.
 - d) The type of buffer along the Adams neighborhood shall include, but not limited to the following: fencing, landscaping, and lighting appropriate given the adjoining residential uses.
 - e) Routine access - loading will be located to lessen impacts on the adjoining residential uses.
 - f) The surface parking shall generally provide a minimum 45 ft. buffer adjacent to the existing townhouses, while accommodating required entrances and circulation.
2. The Beauregard Urban Design Standards and Guidelines should be revised within the Upland Park neighborhood to include the following:
“Consideration of a future trail connection between Foster Fairbanks and the Alexandria Campus of the Northern Virginia Community College will be considered as part of the redevelopment within the Upland Park Neighborhood and adjoining sites. The site configuration within the Upland Park neighborhood should not preclude a future trail connection to the community college.”
3. As part of any future plan approval of the Polk open space site, the City should consider the provision of a sidewalk connection along the southern portion of the site, which should connect to the existing sidewalks. (Discussed by AG, not clear consensus)

BACKGROUND:

On June 26, 2012, City Council created the Beauregard Rezoning Advisory Group and tasked it with the following:

Provide recommendations to City staff on the Beauregard rezoning(s) to ensure consistency with the Beauregard Small Area Plan (excluding affordable housing)

- ✓ Provide a recommended site(s) and potential programming for the open space to be acquired using the \$1.5 million federal BRAC funding;
- ✓ Provide recommendations on the Ellipse and associated improvements at the intersection of Seminary Road and Beauregard Street;
- ✓ Provide recommendations on the transportation phasing and transportation improvements;
- ✓ Evaluate and provide recommendations on the land use, open space, and sustainability elements of the rezoning(s);
- ✓ Evaluate and provide recommendations on the phasing of Plan improvements as part of the rezoning(s);
- ✓ Examine some alternatives to relocate the road (in the Adams Neighborhood) or move the road and other mitigation solutions. (Attachment 2)

The Advisory Group has had 11 public meetings over the past 8 months, each including a public comment period which helped to guide our discussions. All of the materials, minutes, agendas, and videos from the meetings, are posted online here:

<http://alexandriava.gov/beauregard/default.aspx?id=62888>.

As part of this public process, the Advisory Group held two Saturday meetings and one site tour to help ensure openness, transparency and engagement as well as providing ample opportunity for the community to participate.

In order to accomplish the tasks set forth by City Council more effectively, the Advisory Group directed staff to create a matrix of all recommendations from the Beauregard Small Area Plan (Attachment 5). Next to each recommendation is a box which indicates where it will be addressed or implemented, either within the CDD Conditions, Beauregard Design Standards and Guidelines, DSUP, or other process. The Advisory Group used this matrix to analyze each recommendation and make sure it was being adequately addressed by a governing document or process. Over the course of several meetings, the Advisory Group used the matrix to discuss each task of the City Council charge. At its February 11, 2013 meeting, the Advisory Group finished reviewing the Recommendations Matrix. The attached matrix includes references to the specific CDD condition or location in the Beauregard Design Standards and Guidelines in which each recommendation is addressed.

Below is a detailed explanation of how the Group accomplished each of the tasks set forth by City Council.

BRAC-133 Open Space Acquisition

On October 12, 2012, the Advisory Group forwarded a letter to the Mayor and Members of City Council recommending the acquisition of the Polk site (#029.04-06-02) using the BRAC-133 funds (Attachment 3). The Advisory Group would like to thank the Planning Commission and City Council on implementing the recommendation of the Advisory Group by acquiring the approximately 2.4 acre site. In addition, the Advisory Group recommends that the sidewalk on the south side of the Polk Site be considered as part of the open space park planning process.

Ellipse & Transportation Phasing and Improvements

On October 24, 2012, the Advisory Group voted to “accept the Transportation Alternatives Report as consistent with the Beauregard Small Area Plan.” (Attachment 4) The various transportation phasing and improvements recommendations from the Small Area Plan were addressed as part of the Recommendations Matrix of the Beauregard Design Standards and Guidelines discussions. The CDD Conditions and Beauregard Design Standards and Guidelines reflect the implementation of the recommendations of the Small Area Plan.

Land Use, Open Space, Sustainability and Phasing of Plan Improvements

These recommendations from the Small Area Plan were addressed as part of the Recommendations Matrix and Beauregard Design Standards and Guidelines discussions. The CDD Conditions and Beauregard Design Standards and Guidelines reflect the implementation of the recommendations of the Small Area Plan.

CDD Recommendations

The matrix indicates which recommendations of the Beauregard Small Area Plan will be addressed by CDD conditions. The Advisory Group will be holding another meeting to ensure that the appropriate recommendations of the Beauregard Small Area Plan are incorporated.

Adams Neighborhood Parallel Road

In addition to its June 26, 2012 charge from City Council, the Advisory Group was directed by City Council to find an acceptable approach to the concerns raised about the 'Parallel Road' in the Adams neighborhood. The condition language recommended by this letter was approved by the Advisory Group on January 26, 2013, including additional edits submitted by the community at the meeting. The condition creates a future process for community involvement and an opportunity to evaluate the location, surface, speed, volume, buffers, and landscape buffers associated with the road. The property owner of the future Adams neighborhood has indicated that redevelopment is not projected to occur for 10-15 years. A more detailed analysis of the road is more appropriately completed as part of a future DSUP when more information regarding elements such as building footprints, parking, etc., is known. The proposed condition does recommend the involvement of the community in any future DSUP process.

The Advisory Group finds this is an appropriate balance between the concerns of the community and the unknown variables of future development.

Conclusion

I would like to thank my colleagues on the Advisory Group for their time and effort throughout this process and to the many community members who participated and provided their valuable insight, concerns, and information which guided us in the completion of the tasks set forth by City Council. The many hours committed by the Advisory Group and members of the community have helped to ensure implementation of the plan.

We as a group would also like to reinforce the fact that the proposed rezoning(s) and accompanying documents do not signal the end of community and stakeholder input and discussion. It is the expectation of the Advisory Group that future projects will continue to provide open and transparent processes to implement the Beauregard Small Area Plan, CDD approvals and documents as part of the development review process.

Attachments:

1. City Council Resolution, June 26, 2012
2. City Council Public Hearing Minutes, November 17, 2012
3. Open Space Acquisition Recommendation Letter, October 12, 2012
4. Transportation Alternatives Report, January 18, 2012
5. Beauregard Small Area Plan Recommendations Matrix

CC:

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